

**TRANSFER
TAX
PAID**

WARRANTY DEED

48-319

KNOW ALL BY THESE PRESENTS, that **BJORN REALTY CORP.**, a
Maine corporation ("Grantor"), with a principal place of business in Farmington, Maine,
for consideration paid, grants to **EAST COAST ENTERPRISES, LLC**, a Maine limited
liability company ("Grantee"), with a place of business at 1 Frankwood Drive, Winslow,
Maine 04901, with Warranty Covenants, the land and buildings in Kennebec County,
State of Maine, described as follows:

SEE ATTACHED EXHIBIT A ATTACHED HERETO

WITNESS the following signature this 31st day of August, 2004.

WITNESS



BJORN REALTY CORP., a Maine
corporation


By: 

Richard T. Bjorn
Its President

STATE OF MAINE,
COUNTY OF KENNEBEC, ss.

On the 31st day of August, 2004, personally appeared the above-named Richard
T. Bjorn, as President of **BJORN REALTY CORP.** in his said capacity, and
acknowledged the foregoing to be his free act and deed and the free act and deed of said
corporation.

Before me,


Notary Public *Attorney at law*
Printed Name: Drummond Cogswell

3) M O B r S

48-319

EXHIBIT A

(Attached to and forming a part of
Warranty Deed from Bjorn Realty Corp. to
East Coast Enterprises, LLC,
dated August 31, 2004)

LEGAL DESCRIPTION OF THE PREMISES

A certain lot or parcel of land located on the Westerly side of Main Street in Waterville, Kennebec County, State of Maine, and further bounded and described as follows, to wit:

BEGINNING at a brass plug in a stone monument on the Westerly side of Main Street, said monument marking a Northeasterly corner of the herein described parcel of land and being on the Southerly line of land now or formerly owned by Waterville Savings Bank as recorded in the Kennebec County Registry of Deeds in Book 745, Page 239 and in Book 2078, Page 4. Thence South four degrees five minutes East (S 04° 05' E) along the Westerly line of Main Street for one hundred one and eight-tenths feet (101.8'), more or less, to a drill hole in the concrete sidewalk marking the intersection of the Westerly line of Main Street with the Northerly line of Appleton Street, also known as Thayer Court. Thence South eighty-six degrees thirty-nine minutes West (S 86° 39' W) along the Northerly line of Appleton Street for one hundred twenty-three and five-tenths feet (123.5'), more or less, to an iron pin. Thence South sixty-four degrees twenty-six minutes West (S 64° 26' W) along the Northerly line of Appleton Street for one hundred thirty-six and eight-tenths feet (136.8'), more or less, to a drill hole in a concrete retaining wall marking a Southeasterly corner of land of the City of Waterville, currently used as a public library, as recorded in said Registry of Deeds in Book 453, Page 233 and in Book 463, Page 545. Thence North nine degrees thirty minutes East (N 09° 30' E) along the land of the City of Waterville for forty-five and three-tenths feet (45.3'), more or less, to a steel pin. Thence North forty-eight degrees three minutes West (N 48° 03' W) along the land of the City of Waterville for thirty five and seven-tenths feet (35.7'), more or less, to an iron pin marking a Southeasterly corner of land now or formerly owned by the City of Waterville as recorded in said Registry of Deeds in Book 1517, Page 853. Thence North forty degrees twenty-nine minutes East (N 40° 29' E) along the land of the City of Waterville for sixty-four and nine-tenths feet (64.9'), more or less, to a 3/4" steel pin. Thence North forty-nine degrees seven minutes West (N 49° 07' W) along the land of the City of Waterville, along a right of way as described in said Registry of Deeds in Book 759, Page 123, for eighty and four-tenths feet (80.4'), more or less, to an iron pipe located on the Southeasterly side of Elm Street. Thence North forty-one degrees zero minutes East (N 41° 00' E) along the Southeasterly line of Elm Street for seventeen and five-tenths feet (17.5'), more or less, to a bolt in the curb marking a corner of land now or formerly owned by Neil Kurzmänn Associates as recorded in said Registry of Deeds in Book 2962, Page 261. Thence South forty-nine degrees sixteen minutes East (S 49° 16' E) along the land of said Kurzmänn Associates, along another right of way as described in said Registry of Deeds in Book 1001, Page 107, for sixty and seven-tenths feet (60.7'), more or less, to a bolt. Thence

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South eighty-eight degrees seven minutes East (S 88° 07' E) along the land of said Kurzmann Associates, along said right of way, for thirty-one and zero-tenths feet (31.0'), more or less, to a 3/4 steel pin. Thence South eighty-two degrees fourteen minutes East (S 82° 14' E) along the land of said Kurzmann Associates, along said right of way, for thirty-two and five-tenths feet (32.5'), more or less, to a 3/4" steel pin and terminus of said right of way. Thence North eleven degrees thirteen minutes East (N 11° 13' E) along the land of said Kurzmann Associates for nineteen and seven-tenths feet (19.7'), more or less, to an iron pin. Thence North eighty-six degrees nineteen minutes East (N 86° 19' E) along the land of said Kurzmann Associates and land of said Waterville Savings Bank for one hundred fifty-three and zero-tenths feet (153.0'), more or less, to the point of beginning.

Excepting and reserving the aforementioned right of ways as recorded in said Registry of Deeds in Book 759, Page 123 and in Book 1001, Page 107.

Excepting and reserving a possible right of way the Waterville Urban Renewal Authority, its successors and assigns, may have in a small triangular shaped parcel of land located on the Northerly side of Appleton Street and depicted on a plan entitled "LOCKWOOD & GORDON TO URBAN RENEWAL AUTHORITY - WATERVILLE, MAINE - BY R.J. CAREY & ASSOC'S", dated January 28, 1966 and amended February 9, 1966 and recorded in said Registry of Deeds in Plan Book 32, Page 10, by Deed of Elm City Convalescent Home, Inc., dated January 12, 1966 and recorded in said Registry of Deeds in Book 1410, Page 372.

The herein described parcel of land contains twenty-seven thousand three hundred fifteen square feet (27,315 Sq. Ft.), more or less, and is the same premises conveyed to the First National Granite Bank of Augusta by Deed of Louis M. Gordon and Selma L. Gordon, Trustees of the Louis M. Gordon Trust, and Arthur H. Lockwood, dated November 17, 1969, and recorded in said Registry of Deeds in Book 1509, Page 277. Magnetic bearings and distances are from a February, 1989 Standard Boundary Survey by Rowe and Wendell, to which further reference is made.

Excepting from the above referenced parcel that portion of the premises conveyed to Peoples Heritage Savings Bank by deed dated August 31, 1991 and recorded in said Registry of Deeds in Book 4040, Page 280.

SUBJECT TO and TOGETHER WITH all matters set forth in the deed from Bjorn Realty Corp. to Peoples Heritage Savings Bank dated August 31, 1991 and recorded in said Registry of Deeds in Book 4040, Page 280.

Also conveying all right title and interest of Grantor pursuant to an instrument recorded in said Registry of Deeds in Book 3595, Page 56.

Received Kennebec SS.
09/01/2004 8:47AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS